

AGENDA



EUGENE PLANNING COMMISSION

Phone: 541-682-5481
www.eugene-or.gov/pc

McNutt Room—City Hall, 777 Pearl Street
Eugene, OR 97401

The Eugene Planning Commission welcomes your interest in these agenda items. Feel free to come and go as you please at any of the meetings. This meeting location is wheelchair-accessible. For the hearing impaired, FM assistive-listening devices are available or an interpreter can be provided with 48 hours notice prior to the meeting. Spanish-language interpretation will also be provided with 48 hours notice. To arrange for these services, contact the receptionist at 541-682-5481. Telecommunications devices for deaf assistance are available at 541-682-5119.

MONDAY, FEBRUARY 6, 2012 – REGULAR MEETING (11:30 a.m. to 1:30 p.m.)

- 11:30 a.m. I. **PUBLIC COMMENT**
The Planning Commission reserves 10 minutes at the beginning of this meeting for public comment. The public may comment on any matter, **except for items scheduled for public hearing or public hearing items for which the record has already closed.** Generally, the time limit for public comment is three minutes; however, the Planning Commission reserves the option to reduce the time allowed each speaker based on the number of people requesting to speak.
- 11:40 a.m. II. **ENVISION EUGENE: MULTI-FAMILY AND COMMERCIAL LANDS**
Staff: Robin Hostick, 541-682-5507
- 1:15 p.m. III. **ITEMS FROM COMMISSION AND STAFF**
A. Other Items from Staff
B. Other Items from Commission

Commissioners: Steven Baker; Jonathan Belcher; Rick Duncan; Randy Hledik, Vice Chair;
John Jaworski, Jeffery Mills, Chair; William Randall

AGENDA ITEM SUMMARY
February 6, 2012

To: Eugene Planning Commission

From: Robin Hostick and Carolyn Weiss, City of Eugene Planning Division

Subject: Envision Eugene Update: Commercial Employment, Multi-Family Housing, Mixed Use and Interventions

ACTION REQUESTED

This work session provides an opportunity to update the City Council on analysis of Eugene's future land need for commercial employment and multi-family housing. The current status of commercial employment and multi-family housing need will be addressed, as well as the potential magnitude of interventions required to meet that need inside the current urban growth boundary (UGB).

BRIEFING STATEMENT

Commercial Employment

The draft Envision Eugene Proposal calls for accommodating all commercial jobs and multi-family housing needs within the existing urban growth boundary with a focus on core commercial areas and key transit corridors. Following the November 7, 2011 Planning Commission meeting on this topic, a subgroup of the Envision Eugene Technical Resource Group (TRG) has made significant progress in assessing our ability to meet this goal. In particular, the subgroup helped create a new tool for estimating potential redevelopment city-wide. A substantial amount of redevelopment of existing built land will be needed to keep commercial and multi-family housing within the current UGB. Some of this redevelopment may happen without any additional actions taken by the city, while other redevelopment activity will be contingent on actions or interventions taken by the city. Initial results of the amount of redevelopment that is currently estimated to occur without city interventions will be presented at this work session.

Multi-Family Housing

The multi-family housing need is predominantly comprised of land that is designated for medium-density residential (MDR) and high-density residential (HDR) uses. As was discussed at the January 23, 2012 Planning Commission meeting, there is a surplus of land for multi-family housing that is designated MDR. As such, staff is evaluating the potential to re-designate specific areas of town from medium-density residential (MDR) to low-density residential (LDR). The amount of land that is re-designated may end up causing a deficit of MDR lands. Preliminary estimates also show a deficit in HDR lands. In order to meet future needs for multi-family housing inside the UGB, city actions may be required to support additional multi-family housing on commercially and multi-family designated lands. A revised range for multi-family capacity will be presented as well as an initial estimate of how much multi-family redevelopment we may see in the future without any actions taken by the city.

Interventions

During the November 23, 2011 Council Work Session staff was asked to research other communities' policies and practices meant to encourage redevelopment. After an investigation, staff categorized the community interventions and evaluated their applicability to local circumstances. Case study examples will be shared to show how some interventions work and identify which may be most effective.

An important step towards realizing redevelopment is finding areas where government actions can best support existing market conditions. As a result of our recent, market-based redevelopment analysis, we are now able to estimate which areas of Eugene may be closer to conditions needed for redevelopment.

Next Steps

The City Manager will include recommendations for intervention targets in his overall Envision Eugene recommendation.

FOR MORE INFORMATION

Carolyn Weiss, 541-682-8816 or carolyn.j.weiss@ci.eugene.or.us

Robin Hostick, 541-682-5507 or robin.a.hostick@ci.eugene.or.us

ATTACHMENTS

A. List of Members for Technical Resource Group and Subgroups

ATTACHMENT A

Technical Resource Group Committees

Envision Eugene

Technical Resource Group Member List

Shawn Boles*	Eugene Sustainability Commission
Rick Duncan*	Eugene Planning Commission
Erin Ellis	Our Money Our Transit
Roger Gray	Eugene Water & Electric Board
Kevin Matthews*	Friends of Eugene
Ed McMahon*	Home Builders Association of Lane County
Mia Nelson*	1000 Friends of Oregon
Gretchen Pierce	Hult & Associates
Laura Potter*	Eugene Area Chamber of Commerce
Sue Prichard*	Prichard Partners

Other participants:

Joshua Skov	Eugene Sustainability Commission
Barbara Mitchell	Cal Young Neighborhood Association
Randy Hledik	Eugene Planning Commission

* denotes active members

TRG Partially Vacant Lands Subcommittee

Rick Duncan	Eugene Planning Commission
Kevin Matthews	Friends of Eugene
Ed McMahon	Home Builders Association of Lane County
Mia Nelson	1000 Friends of Oregon

TRG Spreadsheet Subcommittee

Shawn Boles	Eugene Sustainability Commission
Rick Duncan	Eugene Planning Commission
Kevin Matthews	Friends of Eugene

TRG Commercial Redevelopment Subcommittee

Rick Duncan	Eugene Planning Commission
Kevin Matthews	Friends of Eugene
Mia Nelson	1000 Friends of Oregon
Sue Prichard	Prichard Partners

TRG Economic Development Subcommittee

Bill Aspegren	South University Neighborhood Association
Shawn Boles	Eugene Sustainability Commission
Rick Duncan	Eugene Planning Commission
George Grier	Lane County Farm Bureau
Dave Hauser	Eugene Area Chamber of Commerce
Kevin Matthews	Friends of Eugene
Mia Nelson	1000 Friends of Oregon
Jack Roberts	Lane Metro Partnership
Rusty Rexius	Rexius
Gary Wildish	Chambers Construction